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LVDG, LLC [SERIES 128]
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10 UNITED STATES DISTRICT COURT
11 DISTRICT OF NEVADA
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13 BANK OF AMERICA, N.A., successor by)
14 merger to BAC HOME LOANS SERVICING,)
LP F/K/A COUNTRYWIDE HOME LOANS)
15 SERVICING, LP,)
16)
Plaintiff,)
17)
vs.)
18)
INSPIRADA COMMUNITY ASSOCIATION;)
LVDG LLC SERIES 128; LEACH JOHNSON)
19 SONG & GRUCHOW,)
20)
Defendants.)
21)

Case No. 2:16-cv-01932-APG-EJY

22 **STIPULATION TO SUBSTITUTE PARTIES**

23 COMES NOW Plaintiff, BANK OF AMERICA, N.A., successor by merger to BAC
24 HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP
25 (“BANA”); Defendant, LVDG, LLC SERIES 128 (“LVDG”); Defendants, INSPIRADA
26 COMMUNITY ASSOCIATION (“HOA”) and LEACH JOHNSON SONG & GRUCHOW; and
27 proposed Defendant, AIRMOTIVE INVESTMENTS, LLC (“Airmotive”), by and through their
28 undersigned counsel, and hereby stipulate and agree as follows:

- 1 1. On August 15, 2016, BANA filed this action seeking various relief related to a
2 deed of trust recorded against real property commonly known as 3177 Degas
3 Tapestry Avenue, Henderson, Nevada 89044 (*“the “Property”*) and a
4 homeowners association lien foreclosure sale related thereto.
- 5 2. LVDG presented the prevailing bid at the HOA’s foreclosure sale and thereby
6 acquired title to the Property.
- 7 3. At the time the Plaintiff filed this action, LVDG was the record title holder of the
8 Property.
- 9 4. LVDG subsequently transferred and conveyed its interest in the Property to
10 Airmotive, a similarly owned entity, on or about December 16, 2016, by way of a
11 Grant Deed recorded in the office of the Clark County Recorder on January 5,
12 2017, as Instrument No. 20170105-0003305.
- 13 5. Airmotive is currently the record title holder of the Property.
- 14 6. LVDG no longer claims any right, title or interest in the Property.
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7. Airmotive shall be substituted as a defendant in this action as the real party in interest in the place and stead of LVDG. LVDG shall be dismissed from this action without prejudice. All claims and defenses asserted by and against LVDG in this action shall be deemed to equally apply to Airmotive and the case caption shall be appropriately amended.

Dated this 25th day of October, 2019.

ROGER P. CROTEAU &
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AKERMAN, LLP

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LEACH KERN GRUCHOW
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IT IS SO ORDERED.

By: Raymond J. Zouchak
United States Magistrate Judge

Dated: October 28, 2019